

**CITY OF GLENDALE
JOINT PLAN COMMISSION / COMMUNITY DEVELOPMENT AUTHORITY
MEETING MINUTES
August 19, 2019**

The Community Development Authority held in the David Hobbs Honda for the People Community Room, located at Richard E. Maslowski Park, 2200 West Bender Road, Glendale, Wisconsin.

The meeting was called to order by Mayor Kennedy at 5:30 p.m.

Roll Call CDA: Present: Mayor Bryan Kennedy, Tomika Vukovic, Jim Daugherty, Peter Brennan, Casey Shorts, and Donald Voith. Absent: Mr. Joshua Wadzinski

Roll Call Plan Commission: Present: Mayor Bryan Kennedy, Philip Bailey, Fred Cohn, Amanda Seligman, Karn Cronwell, Kyle Mack. Absent Joshua Wadzinski

Other Officials Present: Rachel Safstrom, Executive Director; John Fuchs, City Attorney.

Open Meeting Notice.

The Executive Director advised that in accordance with the Open Meeting Law the City's official newspaper was advised on Wednesday, August 14, 2019, of the date of this meeting, that the Agenda was posted on the official bulletin board of City Hall, the general public in the Municipal Building and the Police Department, and those persons who requested were sent copies of the agenda.

Approval of the minutes of meeting held on June 24, 2019.

Motion was made by Ms. Vukovic, seconded by Mr. Daugherty, to approve the minutes of meeting held on July 22, 2019. Ayes: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent: Mr. Wadzinski. Motion carried.

Various approvals for the Bayshore Development Agreement

Attorney Fuchs gave a brief overview of the process the City has gone through for this agreement. These will be the final approvals. Incremental Financing District #8 Project Plan Amendment #2, extend the life of Tax Incremental Financing District #8, expand the boundaries and work out a new development agreement.

On June 24, 2019, the Plan Commission and Community Development Authority reviewed and approved the Amendment to the Project Plan as well as the Development Agreement includes provisions that will pay off the CDA debt related to TIF #8. These documents also incorporated an incentive program for the developer to redevelop the site and invest in Glendale's future.

The Wisconsin Department of Revenue valuations have been published. The Common Council will meet after this meeting to reaffirm their motions made on June 24. The Plan Commission and CDA need to reaffirm the motions as well. Furthermore, the CDA is being asked to terminate the original Development Agreement with Bayshore Town Center.

The Developer has asked that the Council and CDA approve a Consent to the Developer. This is a document their lenders are requiring.

Community Development Authority approval of Resolution Adopting an Amendment to the Project Plan for Tax Incremental District Number Eight of the City of Glendale, Wisconsin to Modify the Boundaries of the District.

Motion by Ald. Vukovic, seconded by Mr. Shorts, to approve the Resolution Adopting an Amendment to the Project Plan for Tax Incremental District Number Eight of the City of Glendale, Wisconsin to Modify the Boundaries of the District. Ayes: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent: Mr. Wadzinski. Motion carried.

Plan Commission approval of Resolution Adopting an Amendment to the Project Plan for Tax Incremental District Number Eight of the City of Glendale, Wisconsin to Modify the Boundaries of the District.

Motion by Commissioner Bailey, seconded by Commissioner Cohn, to approve the Resolution Adopting an Amendment to the Project Plan for Tax Incremental District Number Eight of the City of Glendale, Wisconsin to Modify the Boundaries of the District. Ayes: Mayor Kennedy, Commissioners Bailey, Cohn, Seligman, Cronwell, Mack. Absent Commissioner Wadzinski. Motion carried.

Joint Reaffirmation of the original of the Amended Development Agreement between the City of Glendale and Bayshore Shopping Center Property Owner, LLC.

Motion by Ald. Vukovic, seconded by Commissioner Cohn, to reaffirm the original of the Amended Development Agreement between the City of Glendale and Bayshore Shopping Center Property Owner, LLC. Ayes CDA: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent CDA: Mr. Wadzinski. Ayes Plan Commission: Mayor Kennedy, Commissioners Bailey, Cohn, Seligman, Cronwell, Mack. Absent Plan Commission: Commissioner Wadzinski. Motion carried.

Community Development Authority approval of Termination Agreement.

Motion by Mr. Voith, seconded by Mr. Brennan, to approve the Termination Agreement of the original Development Agreement with Bayshore Town Center dated June 14, 2004. Ayes: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent: Mr. Wadzinski. Motion carried.

Joint Reaffirmation of the original Resolution Approving Escrow Agreements, Authorizing The Transfer Of Funds, The Establishment Of An Escrow Account With Respect To And The Defeasance Of Outstanding Obligations Of The Community Development Authority Of The City Of Glendale Related To TID No. 8.

Motion by Ald. Vukovic, seconded by Commissioner Cronwell, to reaffirm

the original Resolution Approving Escrow Agreements, Authorizing The Transfer Of Funds, The Establishment Of An Escrow Account With Respect To And The Defeasance Of Outstanding Obligations Of The Community Development Authority Of The City Of Glendale Related To TID No. 8. Ayes CDA: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent CDA: Mr. Wadzinski. Ayes Plan Commission: Mayor Kennedy, Commissioners Bailey, Cohn, Seligman, Cronwell, Mack. Absent Plan Commission: Commissioner Wadzinski. Motion carried.

Community Development Authority approval Resolution Authorizing the Conveyance of Property Owned by the City of Glendale CDA to Developer and executing any necessary closing documents to effectuate the sale.

Motion by Ald. Vukovic, seconded by Mr. Voith to approve the Resolution Authorizing the Conveyance of Property Owned by the City of Glendale CDA to Developer and executing any necessary closing documents to effectuate the sale. Ayes: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent: Mr. Wadzinski. Motion carried.

Community Development Authority approval of Consent to the Developer.

Motion by Ald. Vukovic, seconded by Mr. Brennan, to approve the Consent of the City of Glendale and the Community Development Authority. Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent: Mr. Wadzinski. Motion carried.

ADJOURNMENT

There being no further business, motion was made by Ald. Vukovic, seconded by Mr. Bailey, to adjourn the meeting. Ayes CDA: Mayor Kennedy, Mrs. Vukovic, Mr. Daugherty, Mr. Brennan, Mr. Shorts, and Mr. Voith. Absent CDA: Mr. Wadzinski. Ayes Plan Commission: Mayor Kennedy, Commissioners Bailey, Cohn, Seligman, Cronwell, Mack. Absent Plan Commission: Commissioner Wadzinski Motion carried and adjournment of the Community Development Authority was ordered at 5:53 p.m.

Rachel A. Safstrom
Executive Director

Recorded: August 20, 2019.